

# FOR SALE

**800 NEWPORT ROAD  
RUMNEY  
CARDIFF  
CF3 4FH**



**RETAIL/OFFICE BUILDING  
947ft<sup>2</sup>(88m<sup>2</sup>)  
WITH REAR CAR PARK/  
DEVELOPMENT POTENTIAL**



## LOCATION

The property is situated in a prominent main road position on Newport Road in Rumney, a busy suburban retail centre.

Nearby occupiers include Sainsburys Local, Greggs, Corals, Subway & Rumney Post Office as well as several estate agents.

## DESCRIPTION

A 2-storey semi-detached retail/office building with large rear car park & development potential.

## ACCOMMODATION

	ft <sup>2</sup>	m <sup>2</sup>
Ground floor	494	46
First Floor	453	42
<b>TOTAL</b>	<b>947</b>	<b>88</b>

## SPECIFICATION

- Retail frontage
- Double glazing
- Gas central heating
- Ladies, gents & disabled wcs
- Rear car park

## EPC

TBC

## CAR PARKING

Dedicated car parking for approx. 10 vehicles

## TENURE

Freehold. Price on application.

## RATES

Rateable value (2023)	£11,500
UBR 2023/4	£0.535

## PLANNING

The property has recently been used for office use & historically retail but is suitable for a number of uses including A3 & D1(E) of the Use Classes Order 1987 & 2020, subject to formal consent.

## VIEWING

By appointment with the sole agents



January 2024